

4. No residence shall be located nearer the street or road on which said lot faces or nearer to the side street line than the minimum building setback line as shown on said plat. No residence shall be nearer than ten (10%) per cent. of width of lot to any side lot line. No detached garage or other outbuildings incidental to residential use shall be located nearer than fifty (50) feet from the front lot line, nor nearer than five (5) feet to any side or rear lot line. Where one residence is placed on two or more lots, the outer building lines only will apply.

5. No dwelling house shall be built on any lot unless the ground floor square foot area of said dwelling house, excluding porches, garages and carports, is twelve hundred (1,200) square feet, or more, in the case of a one-story structure nor less than eight hundred (800) square feet in the case of a one and one-half or two story structure.

6. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. No trailer, tent, shack, barn or other outbuilding erected on any of said lots shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

8. No building shall be constructed on any of the lots as shown on said plat with concrete or cinder blocks, unless the exterior walls of such building are faced with brick or stucco. No building shall be constructed on any of said lots which has a metal or tin roof.

9. No fence or other obstruction exceeding 3½ feet in height shall be erected nearer the front lot line than the building lines hereinabove set out.

10. No signboard shall be displayed on any of the lots except "for rent" or "for sale" signs, which signs shall not be more than 24 inches by 24 inches in size, except Elmer S. Wilson reserves to himself the right to use any necessary sign of any size for the development of the property.

11. None of the lots in said plat shall be re-cut so as to face in any direction other than as shown on said plat.

12. All of the grantees of lots shown on the said plat shall have the right to ingress and egress, and customary uses of the streets, drives and ways as shown on said plat, but Elmer S. Wilson does not covenant or agree to bind himself, his heirs or assigns, to grade, open or maintain any such roads, streets or ways, but dedicates them as shown on the plat for the benefit of the public.

Witness my hand and seal this 17th day of November, 1964.

Signed, Sealed and Delivered
in the Presence of:

Elmer S. Wilson (SEAL)
Elmer S. Wilson

Nellie M. Woodall
Virginia Hunter

STATE OF SOUTH CAROLINA *
COUNTY OF SPARTANBURG *

Personally appeared before me Nellie M. Woodall
and made oath that she saw the within named Elmer S. Wilson sign,

(Continued on next page)